

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Services Center
1901 S. Alamo

October 21, 2003
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Vacant – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by staff to discuss zoning case recommendations and other items for consideration on agenda for October 21, 2003, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Z2003101 C S J. Allen Family Partner, Ltd., Old Lockhill Selma Road. (*City Council 8*)
7. Z2003155 Southton Ranch, Ltd., 13334 Southton Road. (*City Council 3*)
8. Z2003171 Birkel International Partners, Ltd., 7342 Oak Manor Drive.
(*City Council 8*)
9. Z2003172 Fred McComas, 8000 Block of Nacogdoches Avenue. (*City Council 10*)
10. Z2003174 MTD Investments, Inc., Five Palms Drive. (*City Council 4*)
11. Z2003180 C Earl & Brown, P. C., Fredricksburg Road at Quentin Drive.
(*City Council 7*)
12. Z2003181 Earl & Brown, P. C., Eisenhower Road between Ray Bon Drive and
Midcrown Drive. (*City Council 2*)
13. Z2003173-13 City of San Antonio, Pleasanton Road, Commanche Creek, Leon Creek,
Loop 410. (*City Council 3*)

14. Z2003173-14 City of San Antonio, 12000 and 13000 Block of State Highway 16 South. *(City Council 4)*
15. Z2003173-15 City of San Antonio, Blue Wing Road, Southton Road and FM 1937. *(City Council 3)*
16. Z2003189 City of San Antonio, Rousseau and Potranco Road and 10775 and 10831 Potranco Road. *(City Council 6)*
17. Z2003190 City of San Antonio, Loop 1604 and Summer Breeze. *(City Council 6)*
18. Z2003191 City of San Antonio, 410 West Loop 1604 North, 11050 Potranco Road and 11198 FM 1957. *(City Council 4)*
19. Z2003192 City of San Antonio, 1530 West Loop 1604 North. *(City Council 6)*
20. Z2003193 Davila Plumbing Company, Inc., 830 West Lynwood Avenue. *(City Council 1)*
21. Z2003195 Fidencio Salazar, 2230 North Pan Am Expressway. *(City Council 2)*
22. Z2003196 S City of San Antonio, 1211 South Pleasanton Road. *(City Council 3)*
23. Z2003197 Vincent Smith, Oakland Road. *(City Council 8)*
24. Z2003198 Sadruddin Sarfani, 3535 Culebra Road. *(City Council 7)*
25. Z2003199 S Jerry Arredondo, 2818 and 2826 South East Loop 410. *(City Council 2)*
26. Z2003200 Earl & Brown, P. C., Old Prue Road and Prue Road. *(City Council 8)*
27. Z2003201 Eastway Inc., 4900 Evers Road. *(City Council 7)*
28. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
29. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

CASE NO: Z2003101C S

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Continuance from July 15, 2003, August 5, 2003, August 19, 2003 and September 16, 2003

Council District: 8

Ferguson Map: 515 B7

Applicant Name:

J. Allen Family Partner, Ltd.

Owner Name:

Rogers Shavano Ranch, Ltd.

Zoning Request: From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 NA ERZD C S" Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use for a Mini-Storage Facility and a Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

Property Location: A 5.6-acre tract of land out of NCB 17627

Old Lockhill-Selma Road (not open for public access)

The west side of Old Lockhill-Selma Road, 700 feet north of the intersection of Lockhill-Selma Road and Old Lockhill-Selma Road (not open for public access)

Proposal: Mini-storage facility exceeding 2.5 acres

Neigh. Assoc. Shavano Heights Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is adjacent to "C-2 ERZD" Commercial Edwards Recharge Zone District to the northwest (CPS substation), "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to the southwest (Vulcan Quarry), "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District to the southeast and "C-3 ERZD" General Commercial Edwards Recharge Zone District across Old Lockhill-Selma Road to the northeast. Access will be from Lockhill-Selma Road (See attached exhibit map). The "C-2 NA ERZD C S" Commercial Non-Alcoholic Sales Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for a mini-storage facility exceeding 2.5 acres would be appropriate considering the location and adjacent land uses. Staff recommends the following conditions: 1. Outside Lighting shall be directed away from the "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District. 2. Landscape screening shall be a Type "D" buffer adjacent the "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District.

CASE MANAGER : Pedro G. Vega 207-7980

CITY OF SAN ANTONIO

Zoning Commission Agenda

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1901 S. Alamo

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0 SHAVANO HEIGHTS NA



CASE NO: Z2003155

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Zoning Commission Continuance from September 2, 2003 and October 7, 2003

Council District: 3

Ferguson Map: 718 E1

Applicant Name:

Southton Ranch, Ltd.

Owner Name:

Southton Ranch, Ltd.

Zoning Request: From "NP-10" Neighborhood Preservation District to "MF-25" Multi-Family District (20.647 acres) and "R-5" Residential Single-Family District (96.224 acres).

Property Location: A 116.871 acre tract of land out of NCB 16624

13334 Southton Road

East of the intersection of Southton Road and M.K.T.Railroad

Proposal: To develop multi-family and single-family dwellings

Neigh. Assoc. None

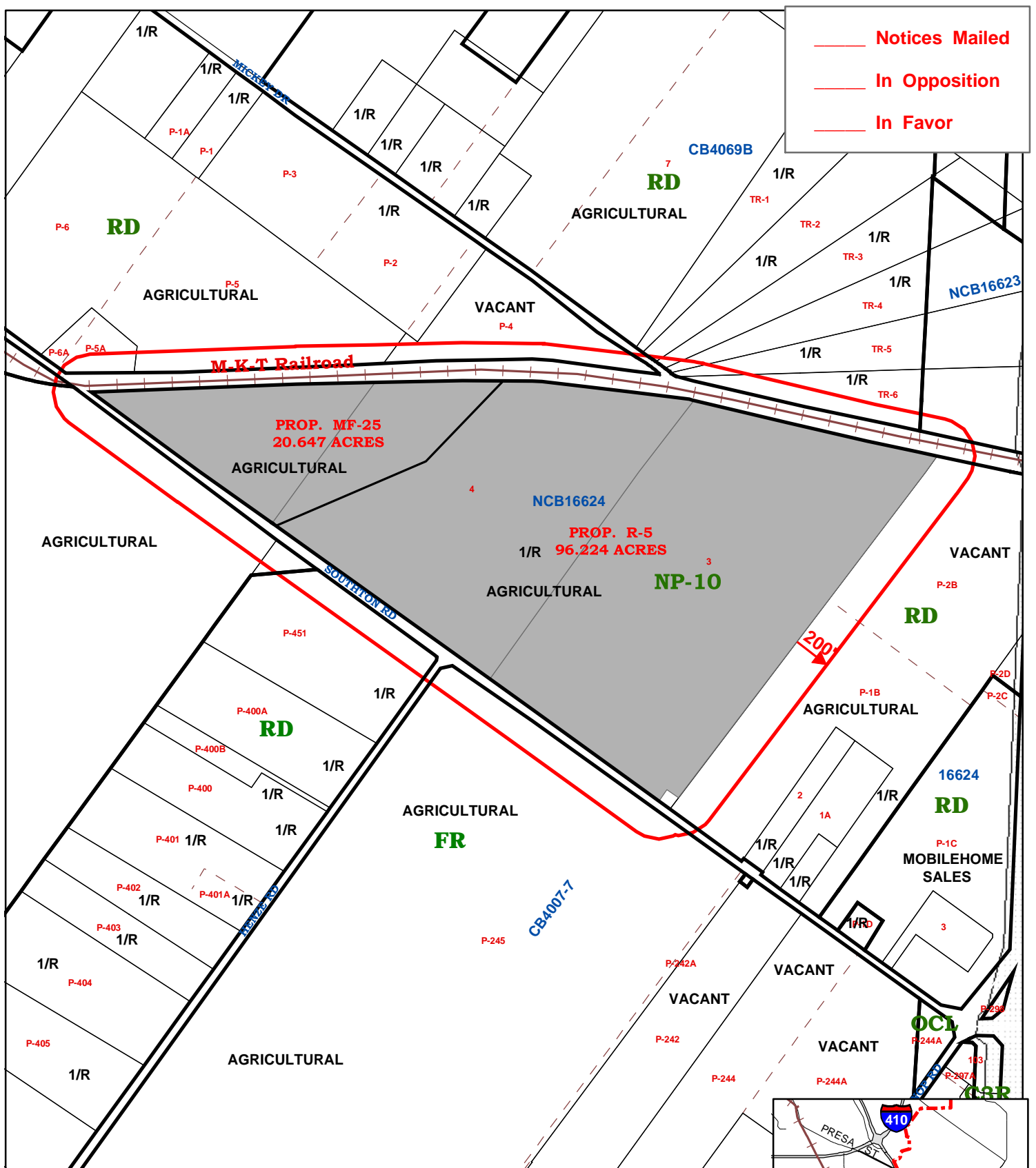
Neigh. Plan Southside Initiative Community Plan

TIA Statement: A level two traffic impact analysis is required

Staff Recommendation:

Denial. The 116.871 acre site is located within the Southside Initiative Community Plan. The "MF-25" Multi-Family District and "R-5" Residential Single-Family District is not consistent with the Southside Initiative Community Plan. The Southside Initiative Community Plan calls for rural living (Large lot sizes with low density).

CASE MANAGER : Pedro G. Vega 207-7980

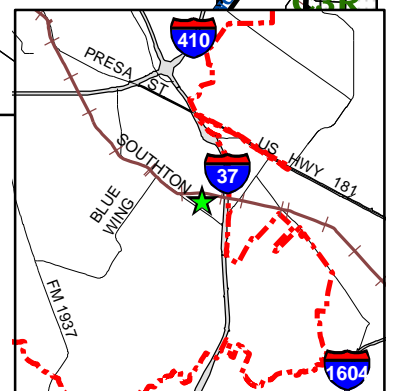


ZONING CASE: Z2003-155

City Council District NO. 3
 Requested Zoning Change
 From: "NP-10" To "MF-25" and "R-5"
 Date: October 21, 2003
 Scale: 1" = 700'



T-13
 p.684
 E-8
 C:\SEPT_9_2003



CASE NO: Z2003171

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Zoning Commission continuance from September 16, 2003 and October 7, 2003

Council District: 8

Ferguson Map: 581 A2

Applicant Name:

Birkel International Partners, Ltd.

Owner Name:

Estate of Lydia Goforth c/o James M. Goforth

Zoning Request: From "C-2" Commercial District to "MF-50" Multi-Family District.

Property Location: Lot 18, NCB 11619

7342 Oak Manor Drive

Proposal: To develop a 195 unit multi-family complex

Neigh. Assoc. None

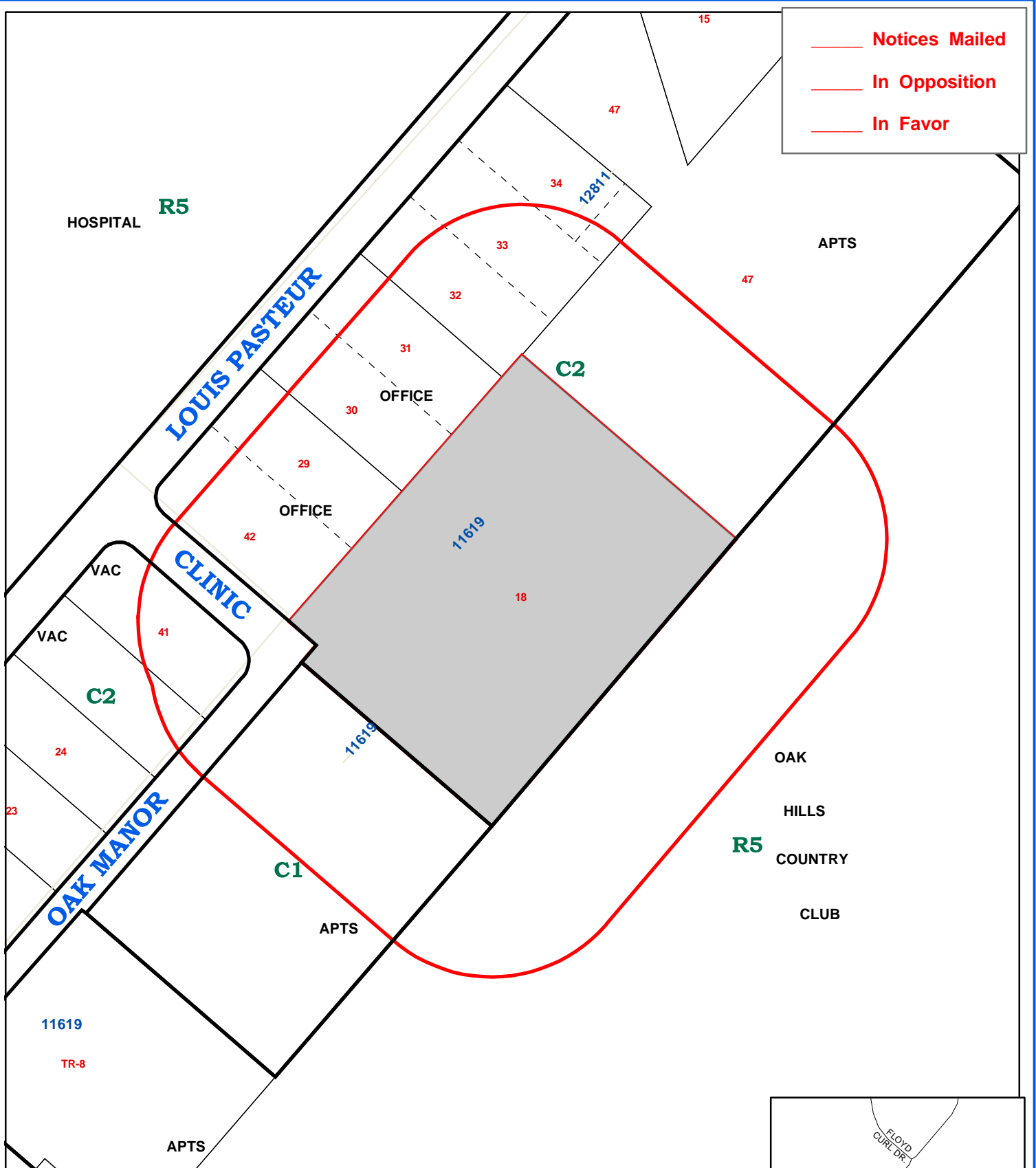
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property abuts existing multi-family developments to the northeast and southwest. The density permitted in this rezoning request would be favorable to the surrounding area.

CASE MANAGER : Mona Lisa Faz 207-7945



ZONING CASE: **Z2003-171**

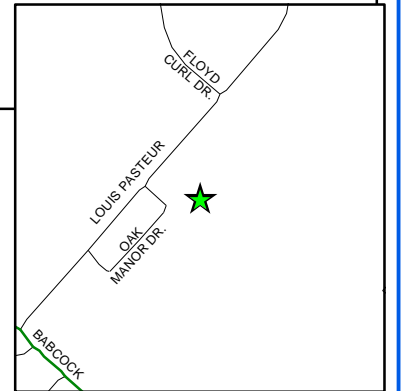
City Council District No. 8
Requested Zoning Change
From: "C-2" To "MF-50"
Date: October 21, 2003
Scale: 1" = 300'

Subject Property
 200' Notification

Tile#16
P.581
A-2



C:\Arcview\Projects\2003\Sept\z2003-171.mxd



CASE NO: Z2003172

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Zoning Commission: Continuance from October 7, 2003

Council District: 10

Ferguson Map: 583 D1

Applicant Name:

Fred McComas

Owner Name:

Fred McComas

Zoning Request: From "R-5" Residential Single-Family District to "RM-6" Residential Mixed District.

Property Location: Lots 44 & 45, Block 4, NCB 11861

8000 Block of Nacogdoches Road

The east side of Nacogdoches Road between Rockhill Drive and Cave Lane

Proposal: To develop two duplexes

Neigh. Assoc. Oak Park/Northwood Neighborhood Association

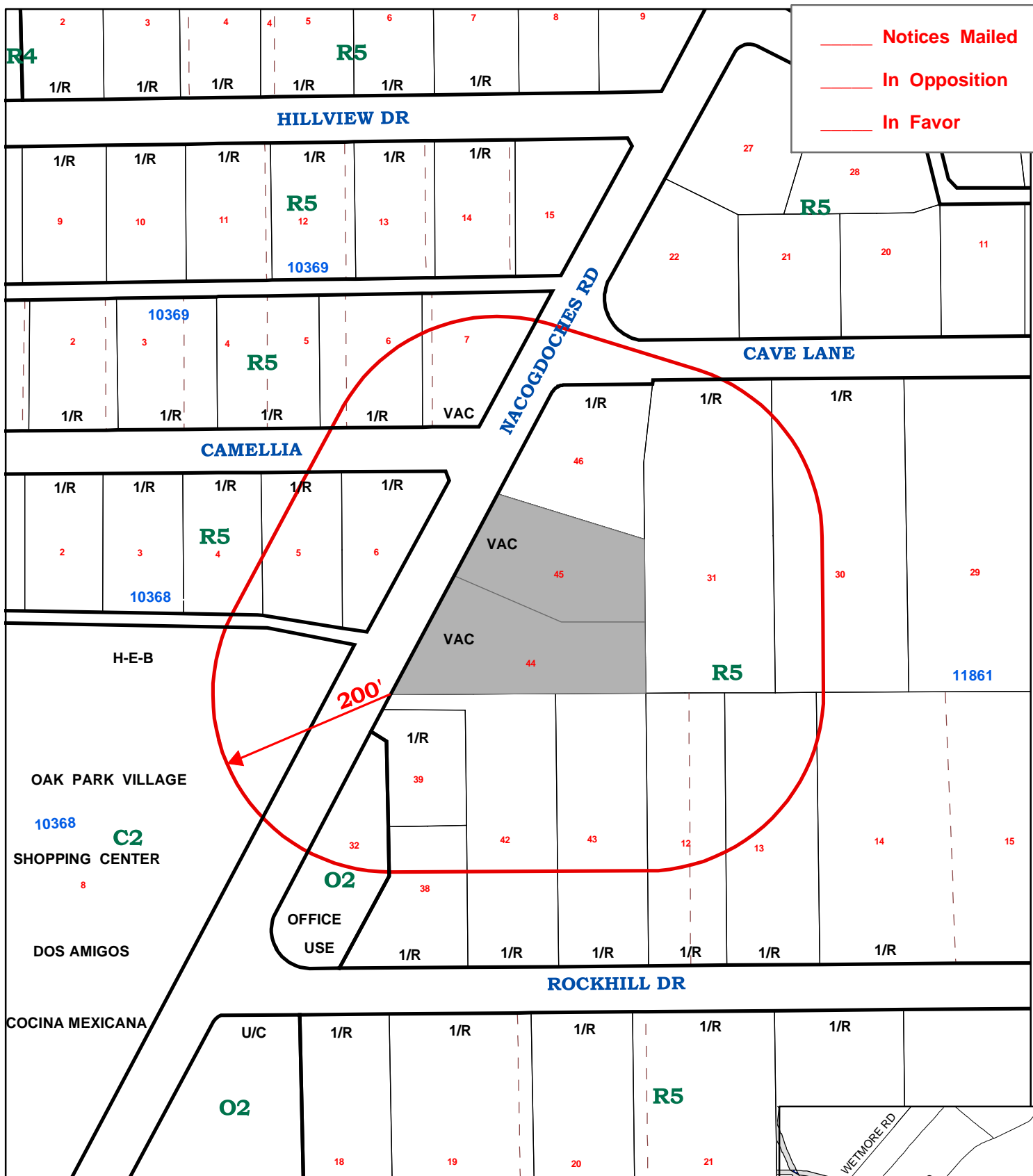
Neigh. Plan Northeast Inner Loop Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The Northeast Inner Loop Neighborhood Plan recommends one and two family residential development at this location (Land Use Plan page 33). The subject property is zoned "R-5" Residential Single-Family. Lots 44 and 45 are unlikely to develop for single-family homes because of their Nacogdoches Road frontage. The requested "RM-6" permits Duplex development.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2003-172

City Council District NO. 10
 Requested Zoning Change
 From: "R-5" To "RM-6"
 Date: OCTOBER 21, 2003
 Scale: 1" = 150'

Subject Property
 200' Notification



CASE NO: Z2003173-13

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 3

Ferguson Map: 681, 715

Applicant Name:

City of San Antonio

Owner Name:

Multiple Owners

Zoning Request: From "DR" Development Reserve District to "MI-1" Mixed Light Industry District.

Property Location: Properties generally bound by Pleasanton Road to the east; Commanche Creek to the west; Leon Creek to the south; and south of, but not adjacent to, Loop 410

Proposal: To implement the goals and objectives of the Southside Initiative Community Plan

Neigh. Assoc. None

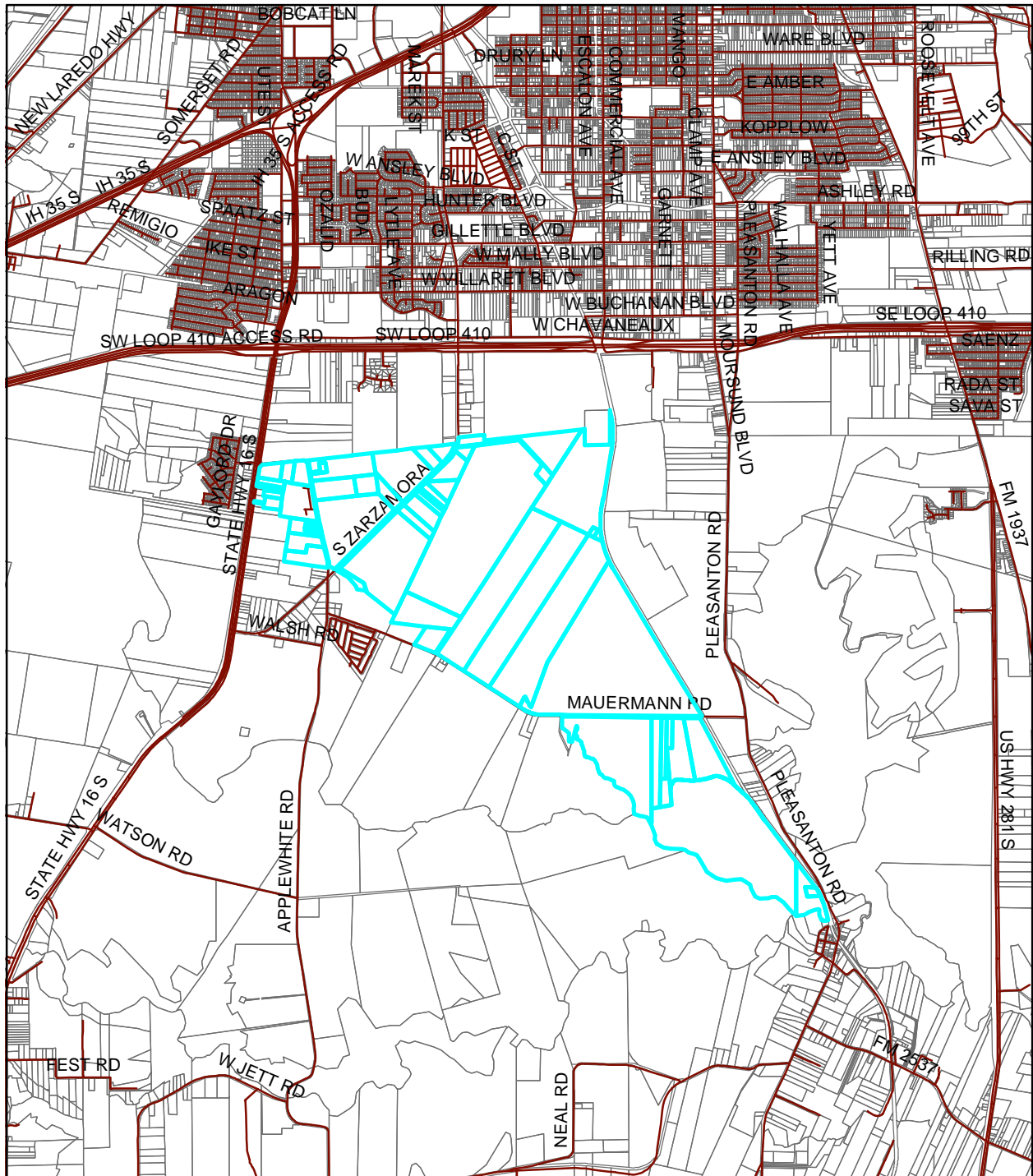
Neigh. Plan Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

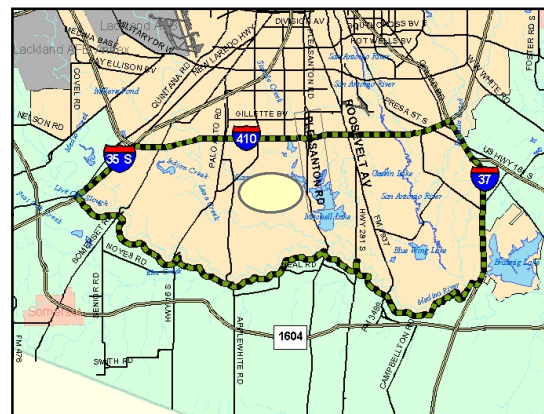
Staff Recommendation:

Approval. The recommended zoning is consistent with the land use component of the Southside Initiative Community Plan. The zoning will enable a variety of agricultural, industrial, and commercial development patterns compatible with the surrounding area that are intended to help preserve sensitive areas and the rural character of the southside community.

CASE MANAGER : Trish Wallace 207-0215



Z2003173-13
 City Council District No. 3
 Requested Zoning Change
 From: "DR" To: "MI-1"
 Date: October 21, 2003



CASE NO: Z2003173-14

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 4

Ferguson Map: 681, 715

Applicant Name:

City of San Antonio

Owner Name:

Multiple Owners

Zoning Request: From "DR" Development Reserve District to "MI-1" Mixed Light Industry District.

Property Location: P-36F, CB 4295 ABS 12; P-36D, CB 4295 ABS 12; P-4, CB 4296 ABS 374; P-6 AND P-7, CB 4296 ABS 374; P-5, CB 4296 ABS 374; P-7A, CB 4296 ABS 374

The 12000 and 13000 blocks of State Highway 16 South

Properties generally bound by State Highway 16 to the east and Leon Creek to the west

Proposal: To implement the goals and objectives of the Southside Initiative Community Plan

Neigh. Assoc. None

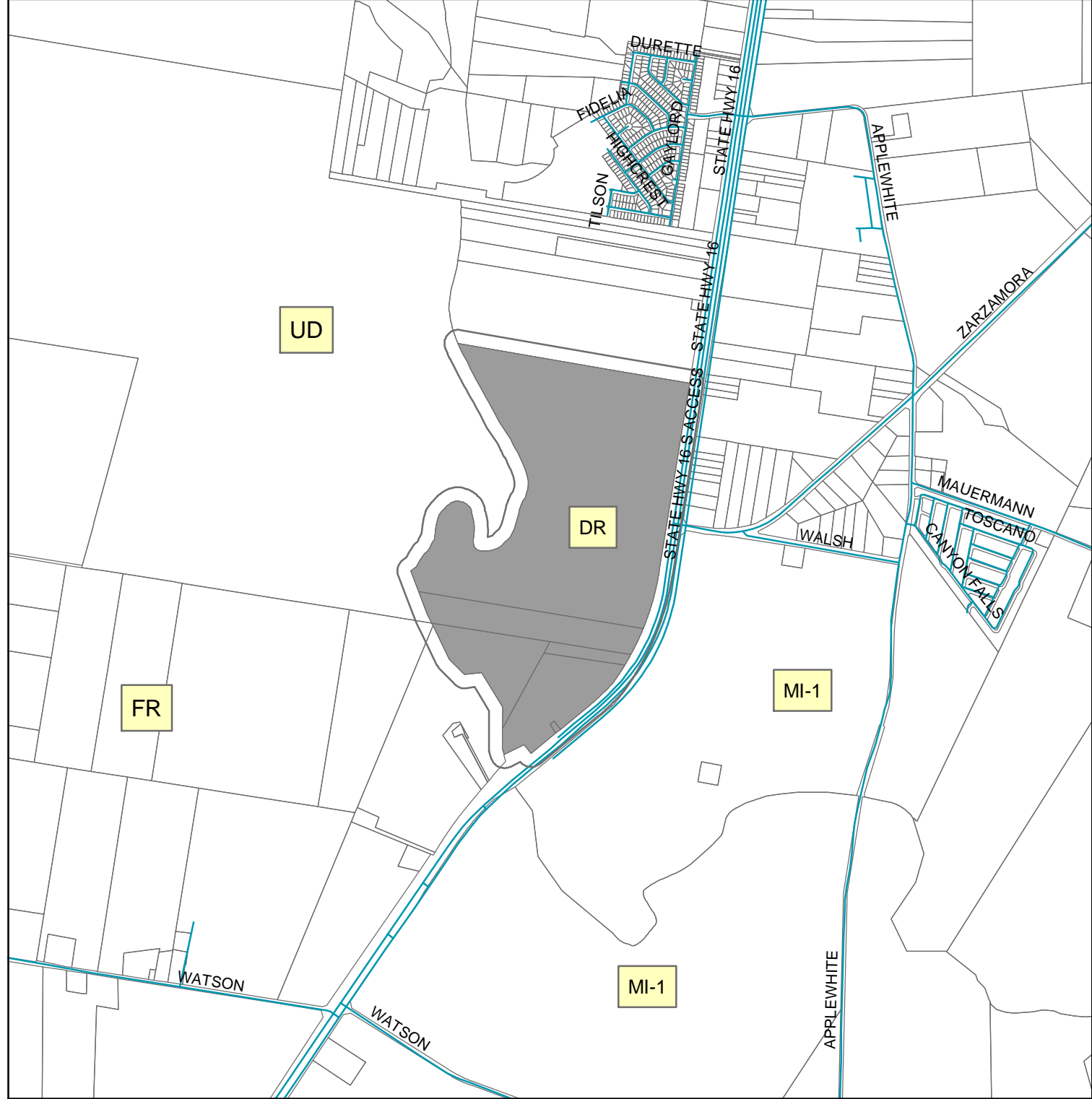
Neigh. Plan Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

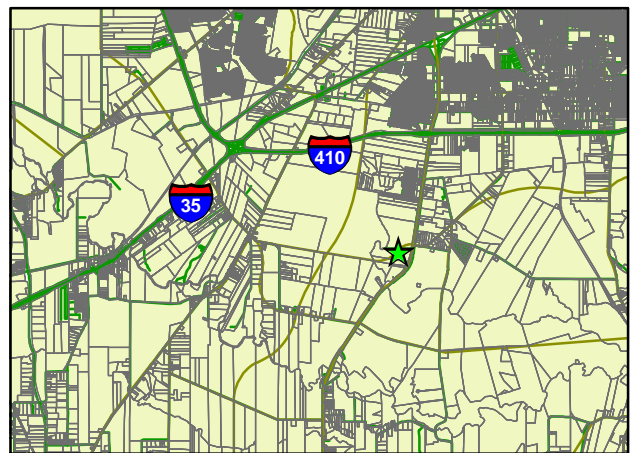
Approval. The recommended zoning is consistent with the land use component in the Southside Initiative Community Plan. The proposed overall zoning scheme will enable a variety of community development patterns, preserve sensitive areas, and promote public safety. The recommended zoning is appropriate considering the site's proximity to nearby industrial zoning districts.

CASE MANAGER : Eric Dusza 207-7442



Z2003173-14

City Council District No. 4
Requested Zoning Change
From: "DR" To: "MI-1"
Date: October 21, 2003



CASE NO: Z2003173-15

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 3

Ferguson Map: 681, 715

Applicant Name:

City of San Antonio

Owner Name:

Multiple Owners

Zoning Request: From "DR" Development Reserve District to "FR" Farm and Ranch District.

Property Location: Properties generally bound by Blue Wing Road to the south; Southton Road to the east; S Blue Wing Road to the north; and FM 1937 to the west

Proposal: To implement the goals and objectives of the Southside Initiative Community Plan

Neigh. Assoc. None

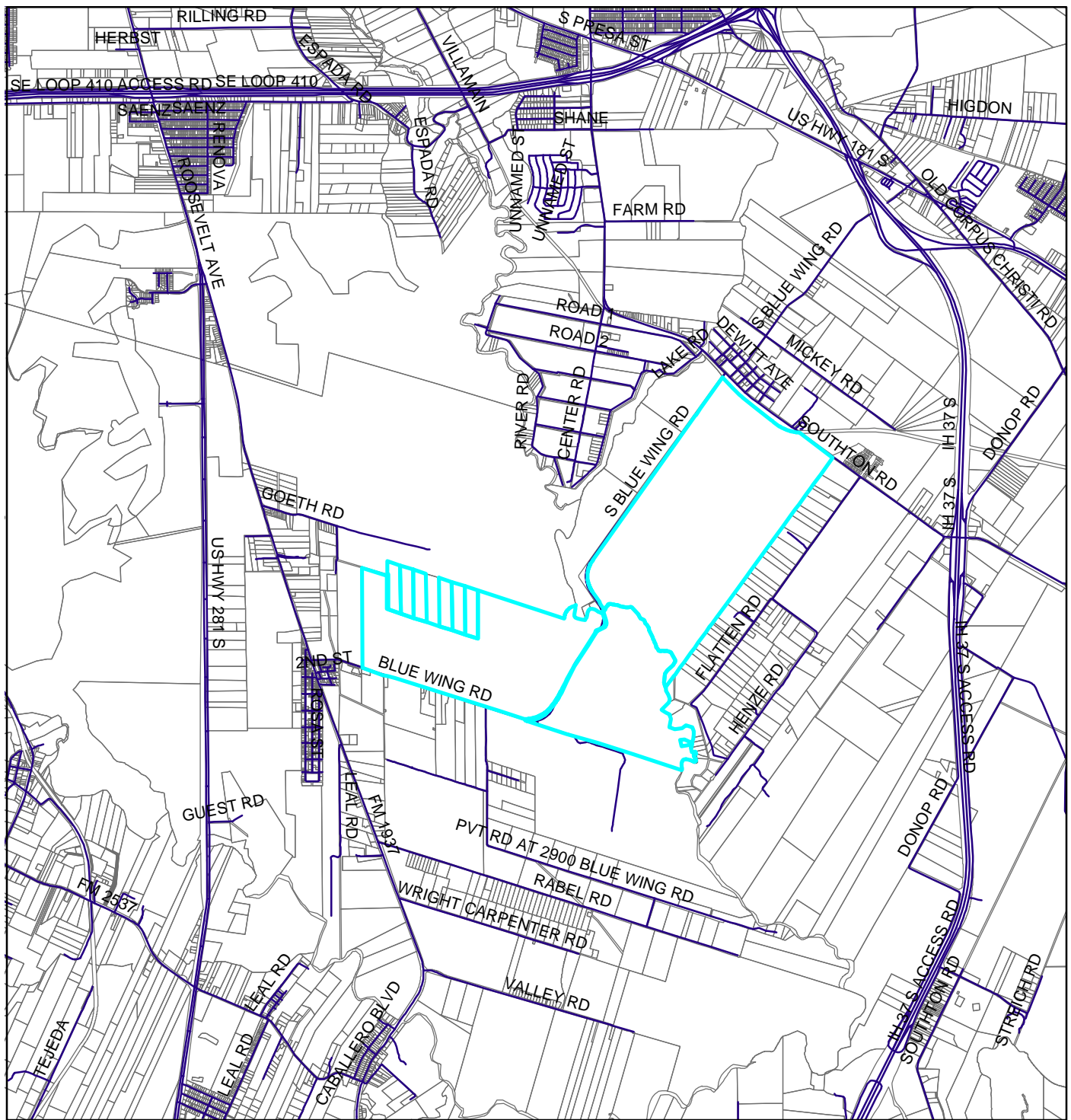
Neigh. Plan Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The recommended zoning is consistent with the land use component of the Southside Initiative Community Plan. The zoning will enable a variety of agricultural, residential, and commercial village development patterns that are intended to help preserve sensitive areas and the rural character of the southside community.

CASE MANAGER : Trish Wallace 207-0215



Z2003173-15

City Council District No. 3
 Requested Zoning Change
 From: "DR" To: "FR"
 Date: October 21, 2003



CASE NO: Z2003174

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Zoning Commission: Continuance from October 7, 2003

Council District: 4

Ferguson Map: 648 A6

Applicant Name:

MTD Investments, Inc.

Owner Name:

Gene Liguori

Zoning Request: From "C-2" Commercial District & "NP-8" Neighborhood Preservation District to "R-4" Residential Single-Family District.

Property Location: 20.1 acres out of NCB 15258

Five Palms Drive

The west side of Five Palms Drive between Medina Base Road and Laurel Valley Drive

Proposal: To develop residential lots

Neigh. Assoc. People Active in Community Efforts

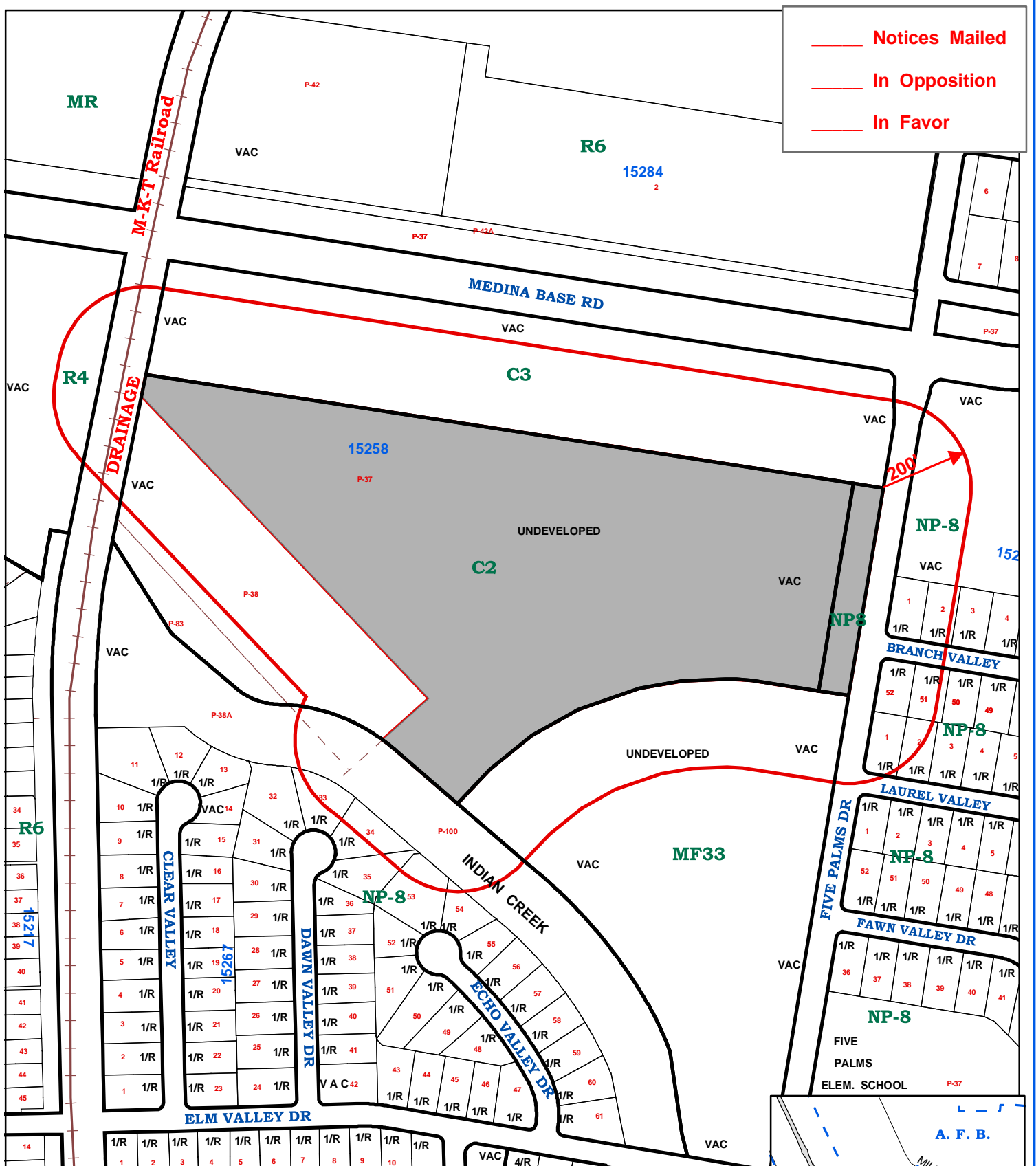
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. The subject property was part of a large area rezoning project approximately three years ago. The project rezoned the area for large lots to protect the size of lots in the area. This denial is intended to protect the integrity of the existing building pattern.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: **Z2003-174**

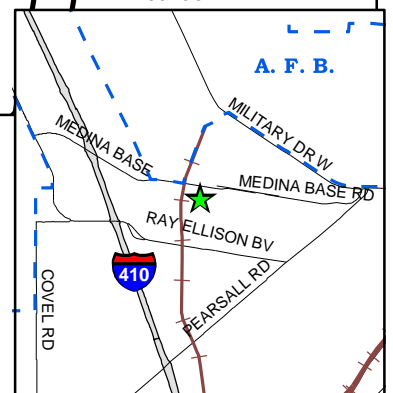
City Council District NO. 4
Requested Zoning Change
From: "C-2, NP-8" To "R-4"
Date: October 21, 2003
Scale: 1" = 200'

Subject Property
 200' Notification

T-19
p.648
A-6



C:\OCT_7_2003



CASE NO: Z2003180 C

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Zoning Commission continuance from October 07, 2003

Council District: 7

Ferguson Map: 581 F6

Applicant Name:

Earl and Brown, P. C.

Owner Name:

Fred Road, LLC; Contact: Don W. Saunders, Attorney for Seller

Zoning Request: From "R-6" Residential Single-Family District, "RM-4" Residential Mixed District, "C-2NA" Commercial Nonalcoholic Sales District, "C-3" General Commercial District and "C-3R" General Commercial District, Restrictive Alcoholic Sales to "R-6" C Residential Single-Family District with conditional use to allow for multi-family dwelling of 25 units per acre.

Property Location: 12.493 acres out of NCB 8416

Fredericksburg Road at Quentin Drive

Proposal: To develop the site into a senior citizen community

Neigh. Assoc. None

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Level One traffic impact analysis is required

Staff Recommendation:

Approval. The Near Northwest Community Plan recommends High Density Residential (front portion of tract) and Urban Low Density Residential (rear of tract) for these properties. The development (not to exceed 25 dwelling units per acre) will act as a transition between the existing apartments to the north of the subject property and the existing large-lot single family residential development to the south of the subject property. The rezoning is compatible with the surrounding land uses and zoning districts in the area. Staff recommends the following conditions:

1. The front set back along Fredericksburg Road shall be no more than 20 feet so that the highest density and non-residential uses on the property are closest to Fredericksburg Road and farthest from the established single-family neighborhood.
2. Beyond the front 300 feet of the property building heights shall be limited to no more than 35 feet or 2 ½ stories, whichever is greater.
3. Parking lot, walkway and exterior building illumination shall be directed on-site as not to offend the established single-family neighborhood.
4. Garbage refuse and recycling areas shall be fully screened from public view.
5. The authorization by the conditional zoning shall not exceed 25 units per acre. (Any other use would require a new zoning case)

CASE MANAGER : Richard Ramirez 207-5018

CASE NO: Z2003181

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Zoning Commission continuance from October 7, 1003

Council District: 2

Ferguson Map: 585 A3

Applicant Name:

Earl & Brown, P. C.

Owner Name:

R. J. Gilbert; Contact: James Woo, Attorney for Seller

Zoning Request: From "R-6" Residential Single Family District to "MF-25" Multi-Family District.

Property Location: 12.804 Acres out of Block 13, NCB 15780

South of Eisenhower Road between Ray Bon Drive and Midcrown Drive

Proposal: To develop a multi-family complex

Neigh. Assoc. Park Village and East Village Neighborhood Associations

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is undeveloped. The proposed "MF-25" Multi-Family District would provide an appropriate transition between the adjacent "R-6" Residential Single Family District to the west, "C-2" Commercial District to the east, "MF-33" Multi-Family District to the south, and the "C-2" Commercial District to the north.

CASE MANAGER : Mona Lisa Faz 207-7945

CASE NO: Z2003189

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 6

Ferguson Map: 612 B3

Applicant Name:

City of San Antonio

Owner Name:

Multiple Owners

Zoning Request: From "R-6" Residential Single-Family District to "C-1" Light Commercial District on Lot 3, Block 1 NCB 34392C and 10831 Potranco Road - Lot 9, Block 1, NCB 34329C. From "R-6" Residential Single-Family District to "C-2" Commercial District on 10775 Potranco Road - Lot 1, Block 1, NCB 34329C

Property Location: Lot 3, Block 1, NCB 34392C, Lot 9, Block 1, NCB 34392C and Lot 1, Block 1, NCB 34392C

The northeast corner of Rousseau and Potranco Road and 10831 Potranco Road and 10775 Potranco Road

Proposal: To rezone city annexed property

Neigh. Assoc. Oak Creek Neighborhood Association

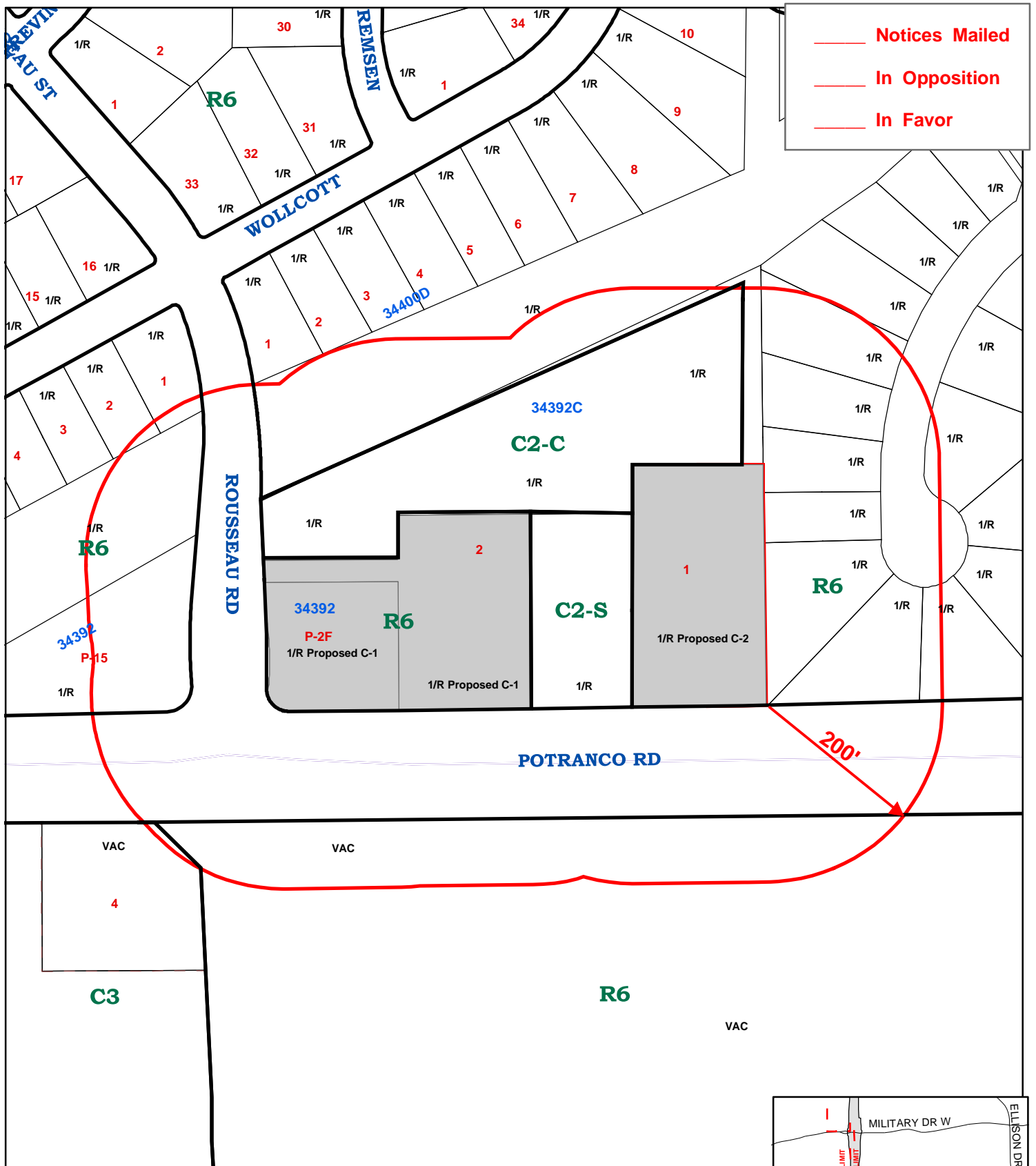
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. These properties were part of an annexation. It is the policy of the city to rezone annexed property. The subject properties are currently zoned "R-6." The subject properties are existing commercial uses and are at the intersection and on a major thoroughfare. The proposed "C-1 and C-2" zoning will not adversely affect the area.

CASE MANAGER : Richard Ramirez 207-5018



ZONING CASE: **Z2003-189**

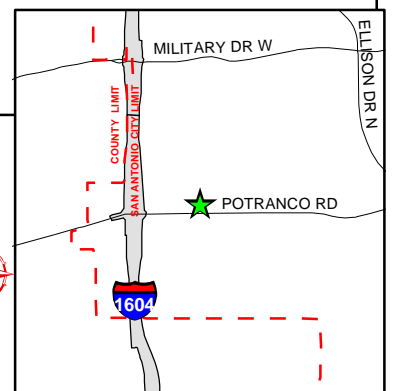
City Council District NO. 6
Requested Zoning Change
From: "R-6" To "C-2"
Date: October 21, 2003
Scale: 1" = 150'

Subject Property
 200' Notification

T-10
p.568
C-5



C:\OCT_7_2003



CASE NO: Z2003190

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 6

Ferguson Map: 578 A6

Applicant Name:

City of San Antonio

Owner Name:

Multiple Owners

Zoning Request: From "R-6" Residential Single-Family District to "R-20" Residential Single-Family District.

Property Location: all of NCB 34400A and all of NCB 34400C

west of Loop 1604 and Summer Breeze

Proposal: To rezone city annexed property

Neigh. Assoc. North San Antonio Hills Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. These properties were part of an annexation. It is the policy of the city to rezone annexed property. The subject properties are currently zoned "R-6." The subject properties are existing large lot residential properties. The proposed "R-20" zoning will preserve the large lot integrity of the subdivision and not adversely affect the area.

CASE MANAGER : Richard Ramirez 207-5018

CASE NO: Z2003191

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 4

Ferguson Map: 612 A4

Applicant Name:

City of San Antonio

Owner Name:

Multiple Owners

Zoning Request: "R-6" Residential Single-Family District to "C-2" Commercial District on 410 West Loop 1604 North - Lot 2, Block 1 NCB 34392A and 11050 Potranco Road - Lot 1, Block 134362A. From "R-6" Residential Single-Family District to "C-3" General Commercial District on 11198 FM 1957 - Parcel 6, NCB 34361

Property Location: Lot 2, Block 1, NCB 34392A and Lot 1, Block 1, NCB 34362A and Parcel 6, NCB 34361
410 West Loop 1604 North, 11050 Potranco Road and 11198 FM 1957

Proposal: To rezone city annexed property

Neigh. Assoc. Oak Creek Neighborhood Association with 200 feet

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

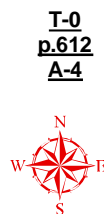
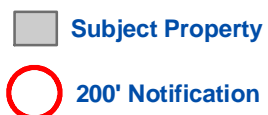
Approval. These properties were part of an annexation. It is the policy of the city to rezone annexed property. The subject properties are currently zoned "R-6." The subject properties consist of a restaurant, auto repair facility and a convenience store with gas sales. The properties are vacant land and located at the intersection of two major thoroughfare. The proposed "C-2 and C-3" zoning will not adversely affect the area.

CASE MANAGER : Richard Ramirez 207-5018

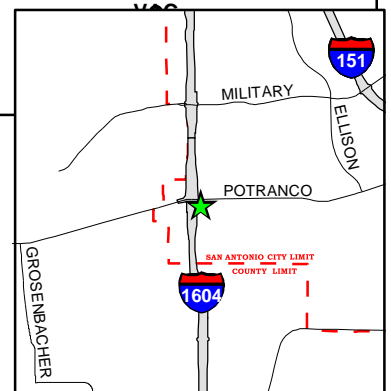


ZONING CASE: Z2003-191

City Council District NO. 6
 Requested Zoning Change
 From: "R-6" To "C-2"
 Date: October 21, 2003
 Scale: 1" = 250'



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CASE NO: Z2003192

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 6

Ferguson Map: 612A2

Applicant Name:

City of San Antonio

Owner Name:

YATES, THOMAS H JR

Zoning Request: From "R-6" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lot 2, Block 2, NCB 34400J

1530 West Loop 1604 North

Proposal: To rezone city annexed property

Neigh. Assoc. Oak Creek Neighborhood Association

Neigh. Plan None

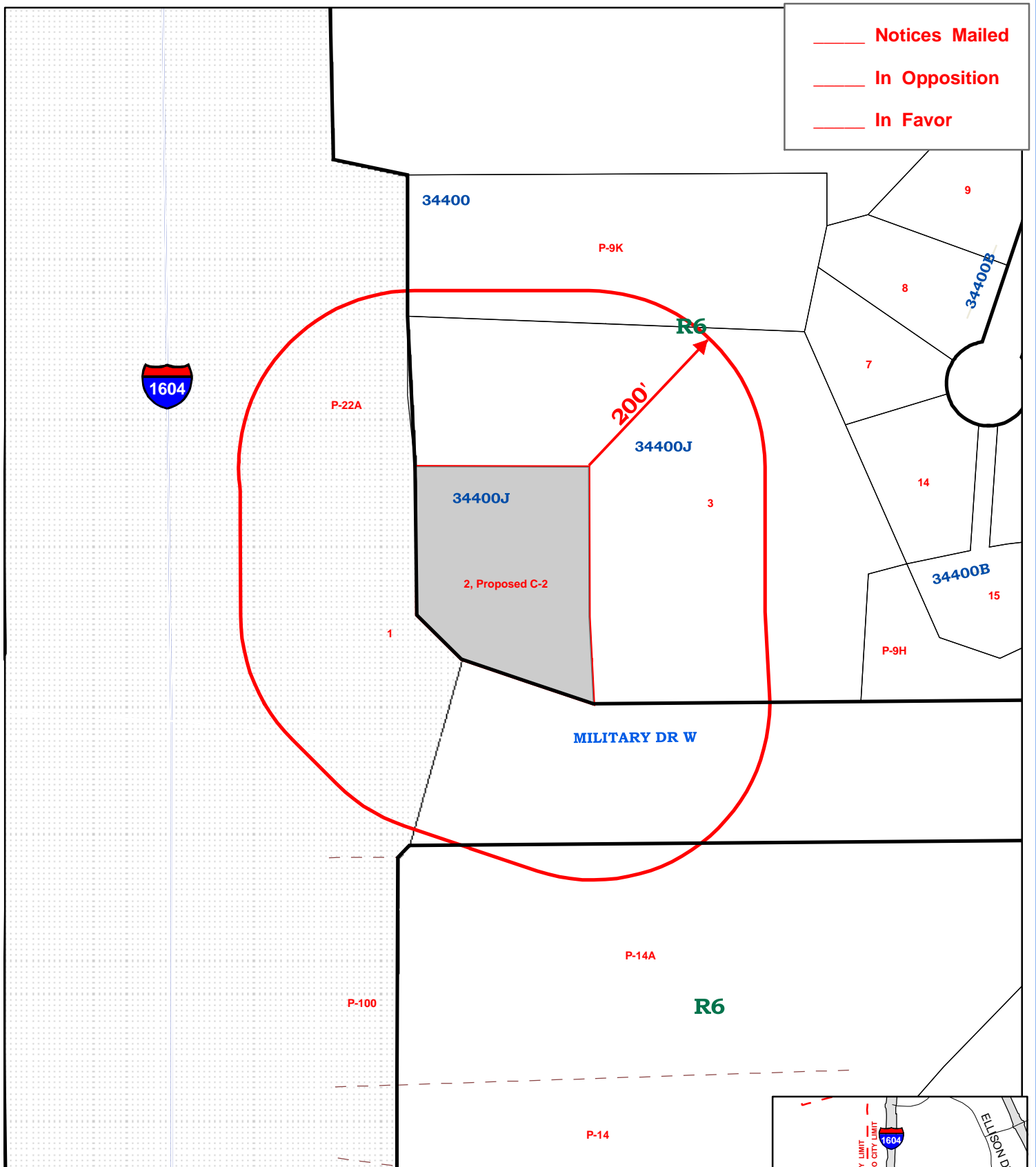
TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. These properties were part of an annexation. It is the policy of the city to rezone annexed property. The subject properties are currently zoned "R-6." The subject property is an existing commercial use and at an intersection of two major thoroughfares. The proposed "C-2" zoning will not adversely affect the area.

CASE MANAGER : Richard Ramirez 207-5018

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



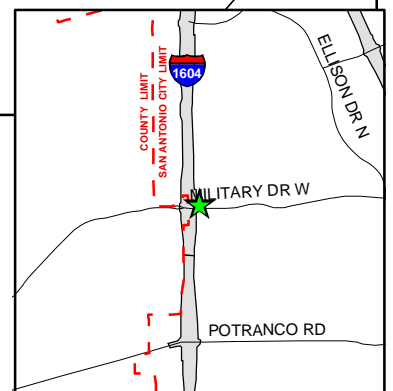
ZONING CASE: Z2003-192

City Council District NO. 6
 Requested Zoning Change
 From: "R-6" To "C-2"
 Date: October 21, 2003
 Scale: 1" = 150'

■ Subject Property
 ○ 200' Notification



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CASE NO: Z2003193

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 1

Ferguson Map: 582 C7

Applicant Name:

Davila Plumbing Company, Inc.

Owner Name:

Antonio Davila

Zoning Request: From "R-6" Residential Single-Family District to "O-1" Office District.

Property Location: Lots 5 and 6, Block 5, NCB 6404

830 West Lynwood Avenue

Proposal: To allow a satellite office for a construction business

Neigh. Assoc. Beacon Hill Neighborhood Association

Neigh. Plan Midtown Neighborhood Plan

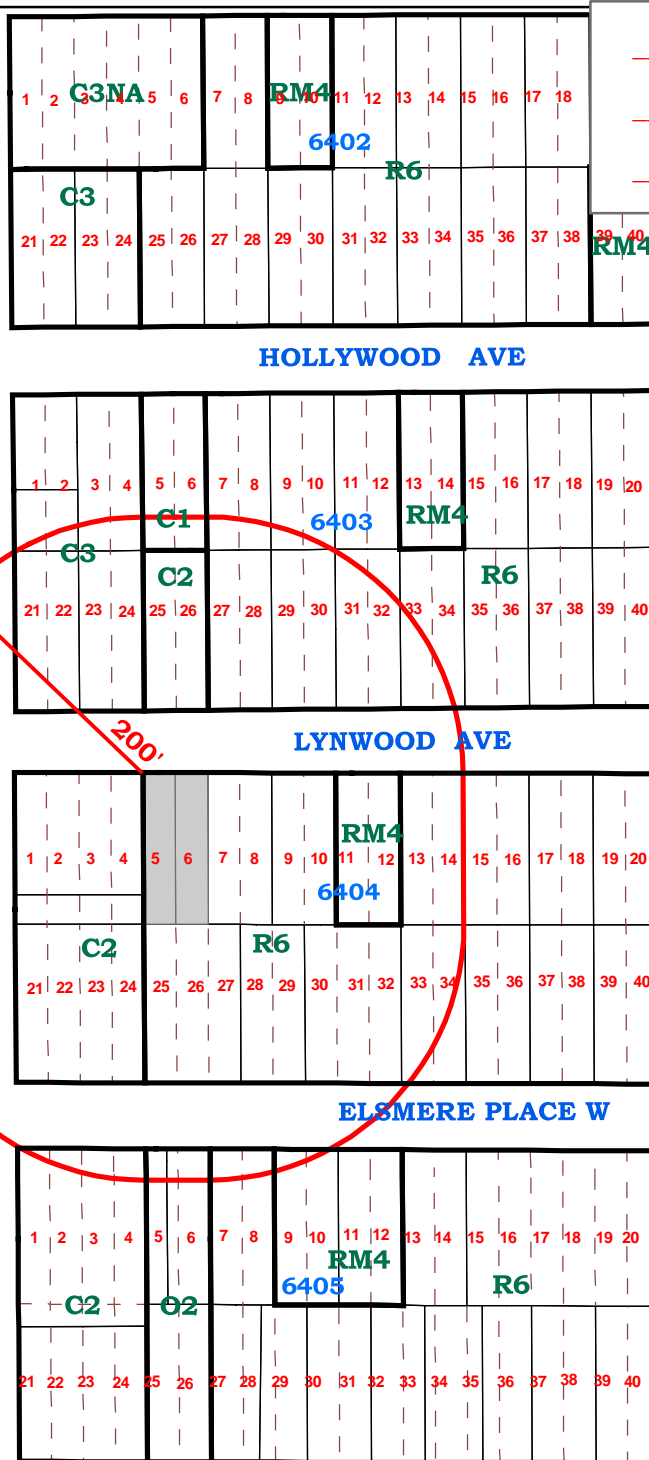
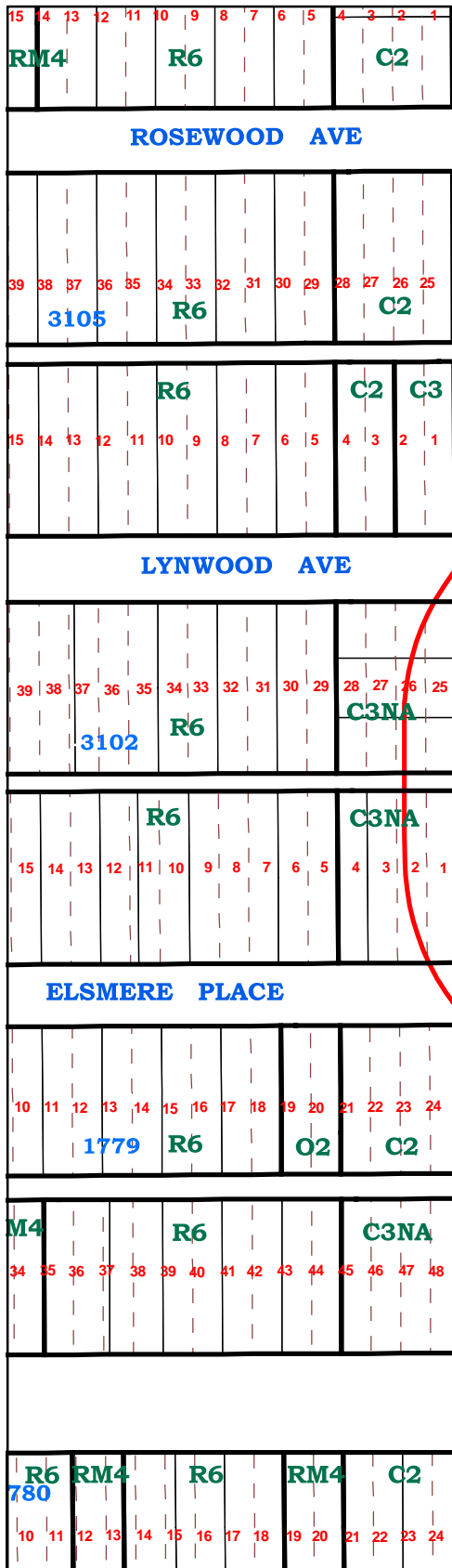
TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial as requested and Approval of "R-6 C" Residential Single-Family District with Conditional Use for a Contractors Office. The Midtown Neighborhood Plan indicates a commercial node at this location. The lot across the street from the subject property is zoned "C-2" Commercial. The staff recommends that following conditions shall apply:

- a. Administrative office use only.
- b. No onsite storage of equipment or materials
- c. Outside storage of any type is not allowed.

CASE MANAGER : Fred Kaiser 207-7942



____ Notices Mailed
 ____ In Opposition
 ____ In Favor

AGANIER AVE

BLANCO RD

ELSMERE PLACE W

FULTON AVE

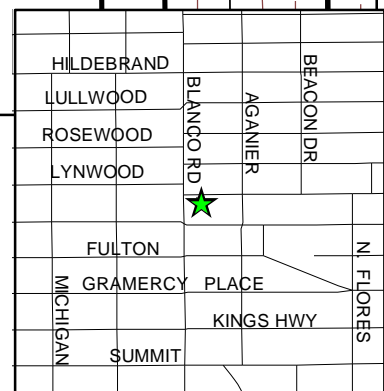
ZONING CASE: Z2003-193

City Council District NO. 1
 Requested Zoning Change
 From: "R-6" To "O-1"
 Date: October 21, 2003
 Scale: 1" = 200'

Subject Property
 200' Notification



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CASE NO: Z2003195

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 2

Ferguson Map: 617 C3

Applicant Name:

Fidencio R. Salazar and Olga Hernandez
Salazar

Owner Name:

Fidencio R. Salazar

Zoning Request: From "MF-33" Multi-Family District to "C-1" Light Commercial District.

Property Location: Lot 8, Block 13, NCB 1695

2230 North Pan Am Expressway

At the southwest corner of North Pan Am Expressway and Benton Street

Proposal: To operate a beauty salon

Neigh. Assoc. Government Hill Neighborhood Plan

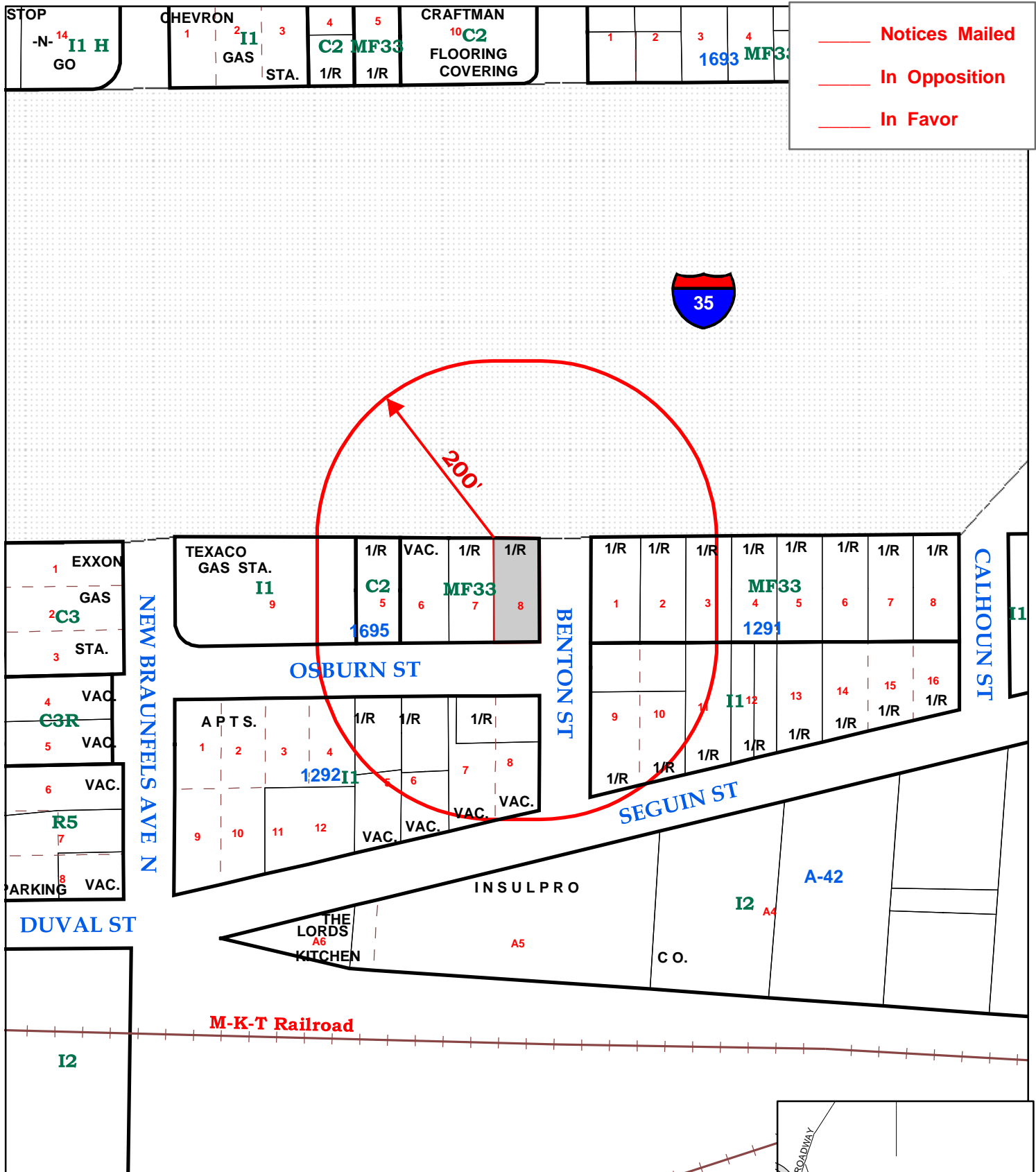
Neigh. Plan Government Hill Alliance

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The property is located on IH-35. The Government Hill neighborhood plan calls for commercial uses at this location. The rezoning request is consistent with the neighborhood plan.

CASE MANAGER : Mona Lisa Faz 207-7945



ZONING CASE: Z2003-195

City Council District NO. 2
Requested Zoning Change
From: "MF-33" To "C-1"
Date: October 21, 2003
Scale: 1" = 200'

Subject Property
200' Notification

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p.617
C-3



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CASE NO: Z2003196 S

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 3

Ferguson Map: 650 D5

Applicant Name:

City of San Antonio

Owner Name:

Keller, Walter H & Berniece

Zoning Request: From "C-2" Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for auto paint and body repair.

Property Location: Lot 2, NCB 7863

1211 South Pleasanton Road

Westside of South Pleasanton Road

Proposal: Auto Paint and Body Repair

Neigh. Assoc. None

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial of "C-3 S" and approval of "C-2 C" Conditional Use for Auto Paint & Body Repair. The South Central San Antonio Community Plan recommends office and light commercial uses along Pleasanton Road. The subject property is currently zoned "C-2". There is "C-3" zoning to the north and south, "C-2" zoning to the east, and "R-6" zoning to the west of the subject property. Given the presence of commercial uses the requested zoning will not be incompatible with the area. The subject property is separated from the "R-6" zoning by a large drainage channel to the rear.

The Unified Development Code requires the following conditions:

- A. Automobile repair and bodywork shall be conducted under a roof and screened from the public.
- B. Outside storage of vehicles and parts is permitted, provided it is totally screened from view of adjacent properties and public roadways (per Table 311-2 of the UDC).

CASE MANAGER : Eric Dusza 207-7442

CASE NO: Z2003197

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 8

Ferguson Map: 548 D6

Applicant Name:

Vincent X. Smith Jr.

Owner Name:

John Portillo/Enrique Hernandez

Zoning Request: From "C-3 R" General Commercial District, Restrictive Alcoholic Sales to "MF-25" Multi-Family District.

Property Location: A 2.102-acre tract of land out of NCB 14701

On the southwest side of Oakland Road

Oakland Road

Proposal: Single story apartment complex

Neigh. Assoc. Oakland Estates Neighborhood Association

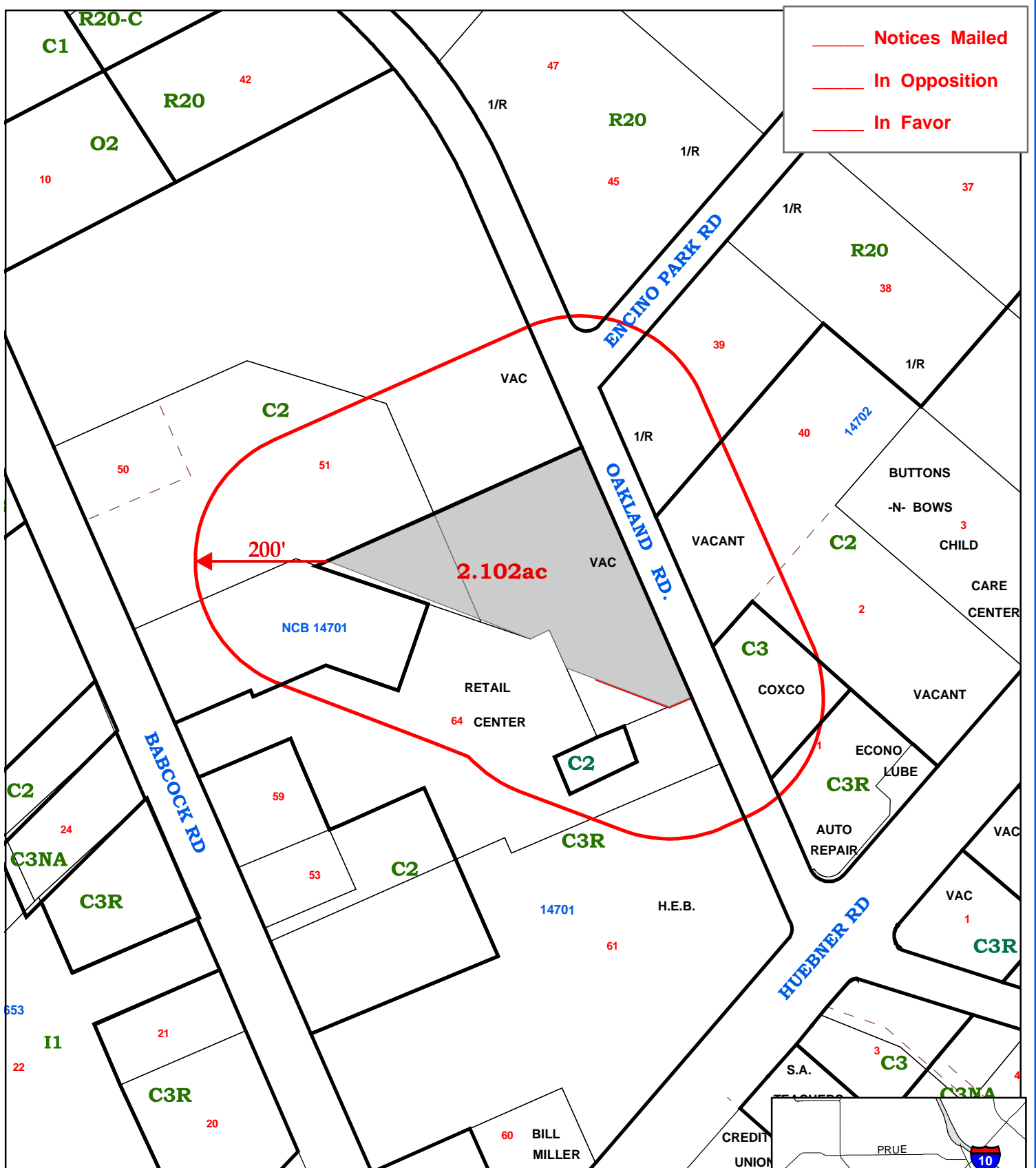
Neigh. Plan Oakland Estates Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The Oakland Estates Neighborhood Plan indicates that the intersection of Babcock and Huebner is a logical location for a commercial node. The subject property (2.102 acres) is intended to be combined with the adjacent 10 ac. tract to build an apartment complex.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2003-197

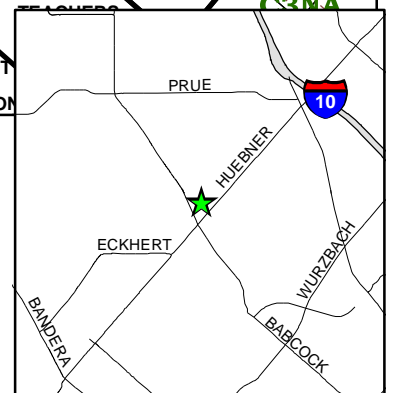
City Council District NO. 8
 Requested Zoning Change
 From: "C-3R" To "MF-25"
 Date: October 21, 2003
 Scale: 1" = 200'



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 p.568
 C-5



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CASE NO: Z2003198

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 7

Ferguson Map: 615 A1

Applicant Name:

Sadraddin Sarfani

Owner Name:

Sadraddin Sarfani

Zoning Request: From "R-5" Residential Single-Family District to "C-2" Commercial District.

Property Location: Lot 12, Block 1, NCB 9645

3535 Culebra Road

Proposal: To match the abutting property to the west "C-2" zoning. Both properties are owned by the applicant.

Neigh. Assoc. Third World and Loma Park Neighborhood Associations

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property is undeveloped land that abuts "C-2" and "C-3" zoning to the west and east respectively. The property also abuts "R-5" zoning to the north. There is "C-2" zoning across Culebra Road south of subject property. The requested zoning is compatible with the zoning scheme in the neighboring community, and will have no adverse impact on other properties in the area.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876

CASE NO: Z2003199 S

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 2

Ferguson Map: 652 F2

Applicant Name:

Jerry Arredondo

Owner Name:

Jose & Rosa De La Cerda

Zoning Request: From "C-3" General Commercial District to "I-1 S" General Industrial District with a Specific Use Authorization for metal product fabrication.

Property Location: Lots 4 through 7, Block 11, NCB 12936

2818 and 2826 South East Loop 410

Proposal: To use for metal products fabrication

Neigh. Assoc. None

Neigh. Plan None

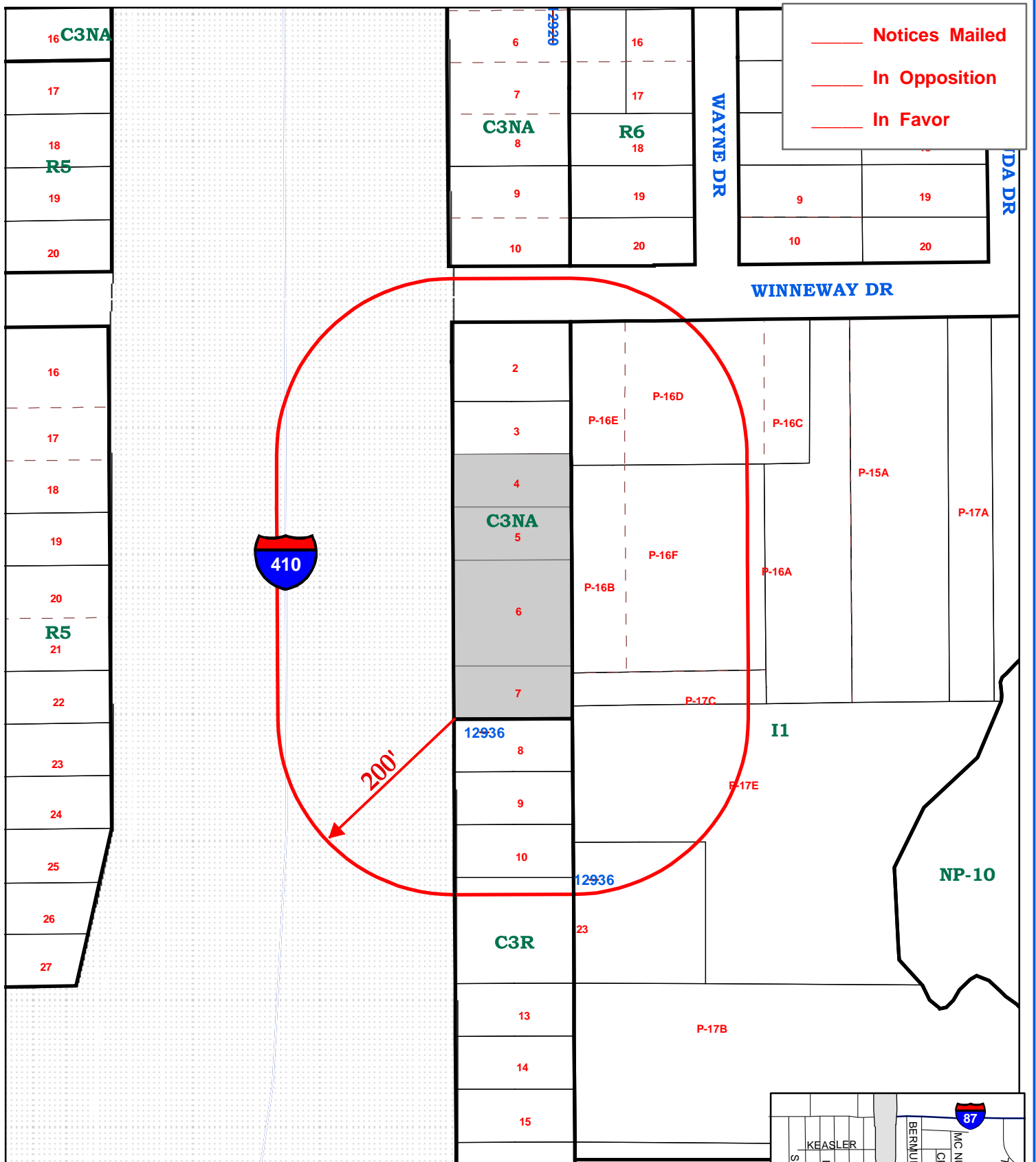
TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval with conditions. The subject property is located along the access road of South East Loop 410 and is adjacent to "I-1" to the east and "C-3 NA" and "C-3 R" to the north and south. The rezoning request is compatible with the surrounding area land use. Staff recommends the following conditions:

1. All metal fabrication shall be contained within the building.
2. All outside storage shall be covered and screened.
3. The first 15 feet of the subject property shall contain a type "C" landscape buffer.

CASE MANAGER : Mona Lisa Faz 207-7945



ZONING CASE: Z2003-199 S

City Council District NO. 2
 Requested Zoning Change
 From: "C-3" To "I-1 S"
 Date: October 23, 2003
 Scale: 1" = 150'

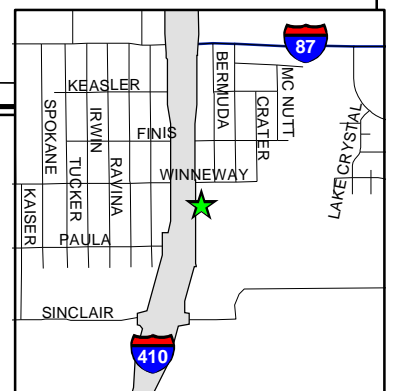
Subject Property

200' Notification

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 p.568
 C-5



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CASE NO: Z2003200

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 8

Ferguson Map: 547 C4

Applicant Name:

Earl & Brown, P. C.

Owner Name:

River City Mortgage Company

Zoning Request: From "C-2" Commercial District and "R-6" Residential Single-Family District to "RM-4" Residential Mixed District.

Property Location: P5A, P-6, P-7 and P-7A, NCB 19142

At the southwest corner of Old Prue Road and Prue Road

Proposal: To develop the site into a single family subdivision

Neigh. Assoc. Verde Hills Neighborhood Association

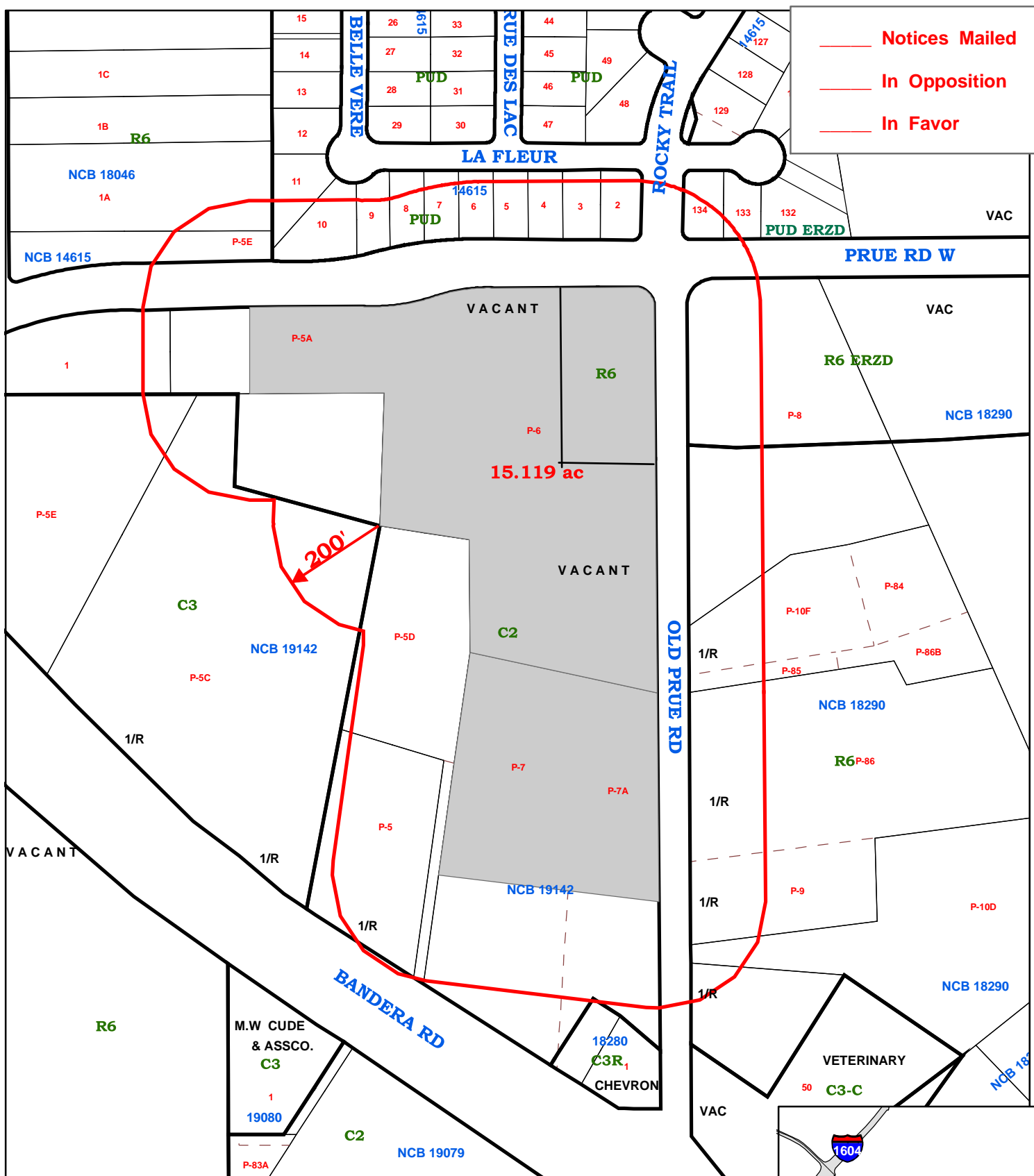
Neigh. Plan Huebner/Leon Creeks Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The Huebner/Leon Creeks Community Plan indicates high density residential uses at this location (see pages 29 and 24). The subject property has residential land use to the north and east.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2003-200

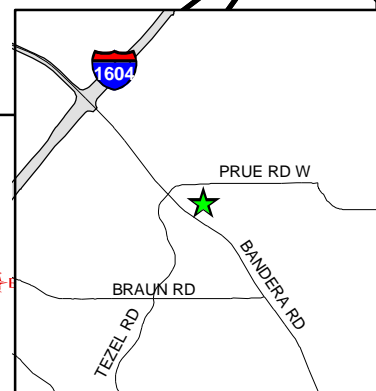
City Council District NO. 8
Requested Zoning Change
From: "C-2,R-6" To "RM-4"
Date: October 21, 2003
Scale: 1" = 300'

Subject Property
200' Notification

T-10
p.568
C-5



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CASE NO: Z2003201

Final Staff Recommendation - Zoning Commission

Date: October 21, 2003

Council District: 7

Ferguson Map: 580 E5

Applicant Name:

Eastway Inc.

Owner Name:

Marc Ross

Zoning Request: From "C-2" Commercial District to "C-3" General Commercial District.

Property Location: Lot 96, NCB 11544, save and except the northeast 50 feet of the northwest 50 feet

4900 Evers Road

The southern intersection of Evers Road and Callaghan Road

Proposal: To develop and operate a self-service car wash facility

Neigh. Assoc. Rolling Ridge Neighborhood Association

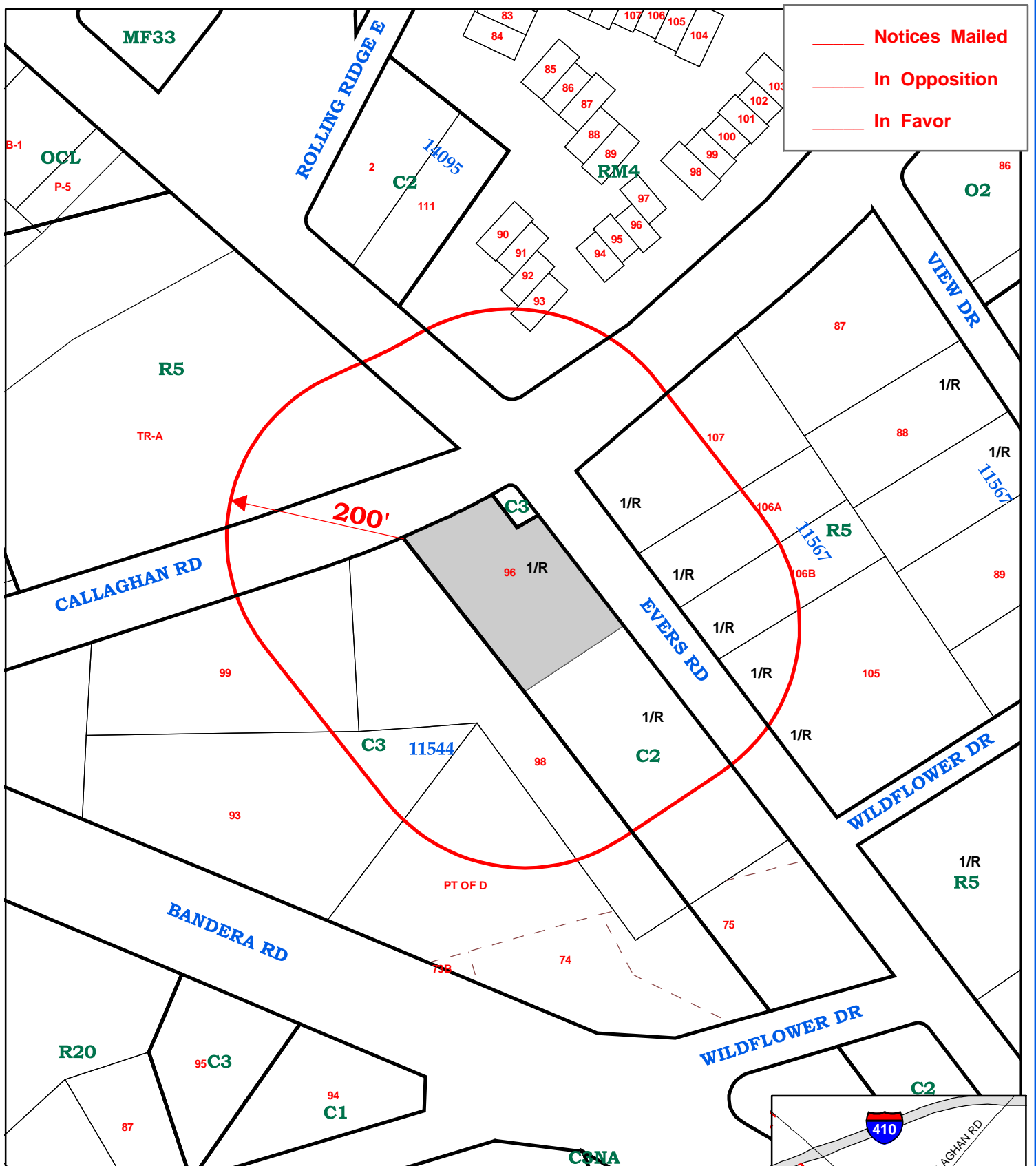
Neigh. Plan Near Northwest Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

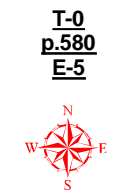
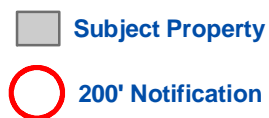
Denial. The Near Northwest Community Plan recommends Community Commercial at the location in question. The requested "C-3" zoning is not consistent with the aforementioned plan.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876



ZONING CASE: Z2002-201

City Council District NO. 7
 Requested Zoning Change
 From: "C-2," To "C-3"
 Date: October 21, 2003
 Scale: 1" = 150'



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